

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction GLENDALE

Reporting Period 01/01/2013 - 12/31/2013

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
Eleve 200 E Broadway	5+	Renter	14	0	0	194	208	208	SB 1818 Density Bonus + City Density Bonus for Lot Width	DB	
(9) Total of Moderate and Above Moderate from Table A3					0	400					
(10) Total by Income Table A/A3			14	0	0	400					
* Note: These fields are voluntary (11) Total Extremely Low-Income Units*			0								

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	2	4	200	0	0	206	206

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	768	0	0	0	0	0	14	0	0	0	14	754
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	491	0	0	0	0	0	0	0	0	0	0	491
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		534	0	0	0	0	0	0	0	0	0	0	534
Above Moderate		1340	0	0	0	0	0	400	0	0	-	400	940
Total RHNA by COG. Enter allocation number:		3133	0	0	0	0	0	414	0	0	0	414	2719
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1C Glendale Water and Power Public Benefits Program	1,300 surveys and 5,200 rebates	31 December 2014	In 2011 and 2012 public benefit programs were modified due to budget reductions. The City installed 120,000 meters to implement the City's smart grid program. Presently the city offers real-time energy assessments to customers using smart grid technology.
1D Code Enforcement	1,400 housing inspections annually	31 December 2014	In 2013, 27,000 field inspections were completed and 1,900 cases were initiated by Neighborhood Services staff.
1F Conservation of Existing and Future Affordable Housing Units	Conserve existing units at-risk and require long term covenants on new projects	31 December 2014	Annual monitoring of in-service and other community affordable units is completed on an annual basis. Private Activity Bonds were issued with City approval for rehabilitation and refinancing of Casa De La Paloma affordable senior housing in 2013 to assure preservation of affordable units for the next 55 years.
2A Density Bonus Program	Encourage Development of affordable housing at request of housing developers	31 December 2014	In 2013 Density Bonus projects built and finalized include the Eleve project (200 E Broadway). The Triangle (287 units with 22 affordable at 3900 San Fernando Road) project remains under construction with building permits issued in 2012. The following density bonus projects are in the entitlement process, but did not pull building permits in 2013: The Link (142 units including 12 affordable at 3901-3915 San Fernando Road), Colorado St Mixed Use (90

			units with 4 affordable at 507 - 525 Colorado), 313 W California Ave (84 units with 4 affordable at the corner of 301 N Central); and Glenwood (6 units with 1 affordable for moderate homeownership at 518 Glenwood Road). The City continues to distribute its Affordable Housing Density Bonus brochure citywide.
2B Direct Financial Assistance	345 Rental Units; 106 Ownership Units	31 December 2014	The Doran Gardens project was completed and all units sold. Completed in Years 1-8 = 300 rental units; 76 ownership units. New Construction Ownership and Rental Programs reduced due to significant loss of Redevelopment and Federal HOME funds 2010 - 2013.
2B Direct Financial Assistance	345 Rental Units; 106 Ownership Units	31 December 2014	The Doran Gardens project was completed and all units sold. Completed in Years 1-8 = 300 rental units; 76 ownership units. New Construction Ownership and Rental Programs reduced due to significant loss of Redevelopment and Federal HOME funds 2010 - 2013.
2D CHDO and Other Nonprofit Housing Organizations	Coordinate with local nonprofit groups to facilitate affordable housing development/rehab.	31 December 2014	During the HE period Glendale partnered with nonprofit groups: San Gabriel Valley Habitat for Humanity, Salvation Army; Glendale Housing Corporation; Ascencia (PATH Achieve); Heritage Housing Partners; YMCA. Glendale will continue outreach to other nonprofit developers for future projects.
2E Residential Mixed Use	Encourage development where appropriate. Implement recent rezonings for mixed use and Downtown Specific Plan. Units dependent upon housing market	31 December 2014	In 2013, Glendale continues to encourage mixed use development in Downtown Glendale and in the San Fernando Road Redevelopment Project Area. The Elve (Broadway Lofts) mixed use 200 W Broadway was completed with 208 multifamily units (14 affordable to very low income). The following mixed use projects continue under construction: Nexus at 610 N Central Avenue with 235 multifamily DUs; Legendary Tower at 300 N Central with 72 multifamily and 8 live/work DUs; Brand & Wilson (Meadow) at 124 W Wilson Avenue with 235 multifamily DUs; The Lex on Orange at 320-324 N Central Ave, 208 W Lexington Dr. and 317 - 345 N Orange Street with 307 multifamily and 3 live/work DUs; Orange & Wilson (old JoAnn Fabric) at 200 W Wilson Avenue with 166 multifamily and 5 live/work DUs; and the Triangle project (Camden) at 3900 San Fernando Road with 265 multifamily units, 22 multifamily low income affordable DUs. The following mixed use projects received entitlements and haven't pulled building permits or are in the entitlement process: 301 N Central/313 W California with 84 multifamily DUs; Central & Wilson at 130 N Central 153 multifamily and 5 Live/work DUs; Tropico Apartments at 435 Los Feliz Blvd 238 multifamily DUs; Veterans Village of Glendale at 327 Salem St with 44 multifamily DUs; Laemmle Cinema Lofts at 111 E Wilson Ave and 215 N Maryland Ave with 42 multifamily DUs; 124 W Colorado St with 50 DUs; CVS Mixed Use at 125 N Central 164 multifamily DUs; The Link at 3901 San Fernando Road with 144 units (including 12 units affordable to low income); and 319 N Central/312 Myrtle St with 92 multifamily DUs.
3A Section 8 Housing Choice Vouchers	Administer program with 1,600 Glendale	31 December	Administered "high performer" rated program to 3,046 Glendale and portable

	and 1,300 portable voucher households	2014	voucher households in 2013.
3B Short Term Assistance/Special Needs	Assist 220 households	31 December 2014	Assisted 0 households with special rental assistance programs in 2013: Moving Assistance Grants, Low Income Family Employment and Veterans Rental Assistance Program, Emergency Rental Assistance. Years 1-8 = 245 units assisted. Programs eliminated due to loss of Redevelopment Funds.
4A First Time Home Buyer Mortgage Assistance	Provide resale home mortgages when feasible in housing market. Provide home mortgages for 106 new construction ownership units (See program 2B)	31 December 2014	Provided 0 FTHM loans in 2013. Years 1-8 4 households assisted. Program eliminated due to loss of Redevelopment funds.
4B HO Education/Counseling/Marketing	Provide 48 classes, including 16 in foreign languages, serving 1,520 people	31 December 2014	Provided 0 classes in 2013. Years 1-8 provided a total of 39 classes for 1,689 people including classes in Spanish and Armenian languages. This program has been eliminated due to the loss of Redevelopment funds.
4C Condominium Conversion FTHB Mortgage Assistance	Provide mortgages when feasible in housing market	31 December 2014	Due to the continuing downturn in the economy, especially impacting homeownership developments, no applications for condominium conversions were received in 2013. Hence, no FTHB loan applications for renters to become homeowners in these units were received.
5A Housing Services- Care Management Services	Provide case management services to 200 individuals annually	31 December 2014	58 persons were provided care management services in 2013. 510 persons received care management services in Years 1 through 8.
5B Housing Services- Homeless Services	Provide Services: Emergency shelter- 2,160 persons; Transitional shelter- 976 persons; Permanent Supportive Housing- 240 persons (43 H H with disabilities); Care Management and Supportive Services- 8320 persons; Homeless Prevention Services - 1,600 persons; Street Outreach - unknown at this time; Domestic Violence Programs - 2,160 persons (counted in transitional shelter services); Supportive services- unknown at this time.	31 December 2014	Emergency Shelter - Ascencia and YWCA - 276 unduplicated individuals in 2013; 2,234 through year 8. Homeless Prevention Services- 197 persons in 2013; 2,328 Years 1 through 8 (includes Rapid Rehousing). Transitional Shelter - 46 households in 2013; 621 Years 1-8. Permanent Supportive Housing- 30 households and 57 individuals; 313 households through Years 1-8. Care (Case) Management (SSO)- 441 individuals in 2013; 4,193 years 5-8. Street Outreach- 263 individuals in 2013; 2,035 persons through years 6. Revised program in Year 7 counts incorporated in other programs. Winter Homeless Shelter - 541 unduplicated persons in 2013; 4,212 Years 1 - 8. As of Year 6 this is no longer a regional program. Winter Homeless Motel Vouchers for Families - 0 persons in 2013; 232 through year 6. No longer funded by City funds.
5C Reasonable Accommodation	Adopt and implement a reasonable accommodation ordinance	Dec 2009 and ongoing	Glendale adopted a reasonable accommodation ordinance on May 18, 2010. In 2013 received 1 reasonable accommodation request and approved 2 (one request pending from prior year). Years 6-8 approved eight reasonable accommodations.
5D Water and Sewer Service Priority for Housing Affordable to Lower Income Households	Adopt Policy for Priority to Affordable Housing Developments	April 2009	The City adopted a Priority Policy for Affordable Housing in June 2009. The law requires that this policy be reviewed every 5 years. In January 2014 the

			City Council reaffirmed this policy when they adopted the 5th Cycle Housing Element 2014 - 2021.
5E Zoning Compliance with California Welfare and Institutions Code Section 5120	Adopt zoning in accordance with Section 5120	December 2010	In September 2013 the City Council adopted amendments to add transitional and supportive housing to the zoning code and subject to the same standards as other similar housing in accordance with CA Welfare and Institutions Code Section 5120.
5F Zoning Compliance with SB2	Adopt zoning in compliance with SB2	December 2010	The zoning ordinance was amended in 2008 and again in September 2013 to permit emergency shelters by right in the IND and MS zones. There is no longer a distance requirements for emergency shelters in the IND Zone. This program is complete.
5G Consistent Definitions for Residential and Institutional Uses Related to Housing	Clarify zoning definitions for residential and institutional uses related to housing to remove ambiguity and provide predictability	1 April 2009	In September 2013 the City adopted a zoning amendment relating to definitions and land uses which simplified the zoning code use charts to improve predictability and remove overlapping definitions. Additionally, creation of the new Medical Service (MS) zone for hospitals in July 2013 clarified provisions for supportive housing and transitional housing.

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General Comments:

This is the first time using the electronic submission format. I do not have annual housing element progress report data in Table B for the six previous years of Cycle 4. Although Glendale does have a Cycle 5 Housing Element adopted and certified, this annual report is included in Cycle 4 because Glendale is located within the SCAG region. Only programs with a change in status from the previous element are included in Table C.